

315 SOUTHAMPTON Drive #8205, Calgary T2W 2T6

MLS®#: **A2175042** Area: **Southwood** Listing **10/26/24** List Price: **\$245,000**

Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**

Date:

General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary

 Year Built:
 1976
 Abv Sqft:
 810

 Lot Information
 Low Sqft:

Lot Sz Ar: Ttl Sqft: 810

Finished Floor Area

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1

1.0 (1 0)

Low-Rise(1-4)

68

Lot Shape:

Access: Lot Feat:

Park Feat: Asphalt, Assigned, Guest, Plug-In, Stall

Utilities and Features

Roof: Asphalt Shingle, Flat, Membrane Construction:

Heating: Baseboard, Boiler, Natural Gas Wood Frame, Wood Siding

Sewer: Flooring:

Ext Feat: Balcony,Basketball Court,BBQ gas Carpet,Ceramic Tile,Laminate line,Courtyard,Lighting,Storage,Tennis Court(s) Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings

Int Feat: Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions Living Room** Main 13`1" x 12`9" **Dining Room** Main 11`10" x 9`5" Kitchen Main 7`7" x 9`1" **Bedroom - Primary** Main 12`9" x 10`1" **Bedroom** Main 12`9" x 9`1" 4pc Bathroom Main 7`8" x 10`2" 3`0" x 6`7" Storage Main

Legal/Tax/Financial

Condo Fee: Title: Zoning:

Fee Freq: **Monthly**

Legal Desc: **9813260**

Remarks

Pub Rmks:

This exceptional second-floor condo in popular family-friendly Southampton Green is perfect for first-time buyers or investors. You'll feel right at home as soon as you enter this quiet, well-maintained unit. In addition to a front clothes closet, it has a convenient storage room at the entrance door that's large enough for bicycles and other items. And there's additional storage on the spacious east-facing covered balcony - a great place to relax, barbecue or to gather with friends and family. The balcony is accessed from patio doors off the living room that allow natural light to bathe and brighten the interior while a wood-burning fireplace contributes to the comfortable ambience. The adjoining dining area is roomy enough for a full-size dining table and chairs. It's right next to the galley kitchen which features newer, sleek, white cabinets, laminate counters, backsplash, appliances and a portable kitchen-island cart complete with butcher-block top and drawers for pots & pans and utensils. The generous-sized primary bedroom with walk-in closet is a comfortable retreat at the end of the hall which provides a degree of privacy. There's a second bedroom and a 4-piece main bathroom. Shared laundry is outside the unit door across the hall. This condo has an assigned parking stall with plug-in and there's abundant visitor parking. A separate clubhouse/recreation centre is just steps away and features a party room that's perfect for larger social gatherings, a library, a squash/racquetball court, a well-equipped gym/fitness room, ping-pong table, outdoor basketball and tennis courts, even hopscotch, four square court and a playground. Southampton Green is close to several transit stops and it's just a short walk to the Anderson C-Train station and a number of area schools. Grocery, shopping, including South Centre Mall and restaurants are nearby, and commuters can easily access MacLeod Trail, Anderson Road and the Stoney Trail ring road. Check out the 3D virtual tour and book your showing today!

Inclusions:

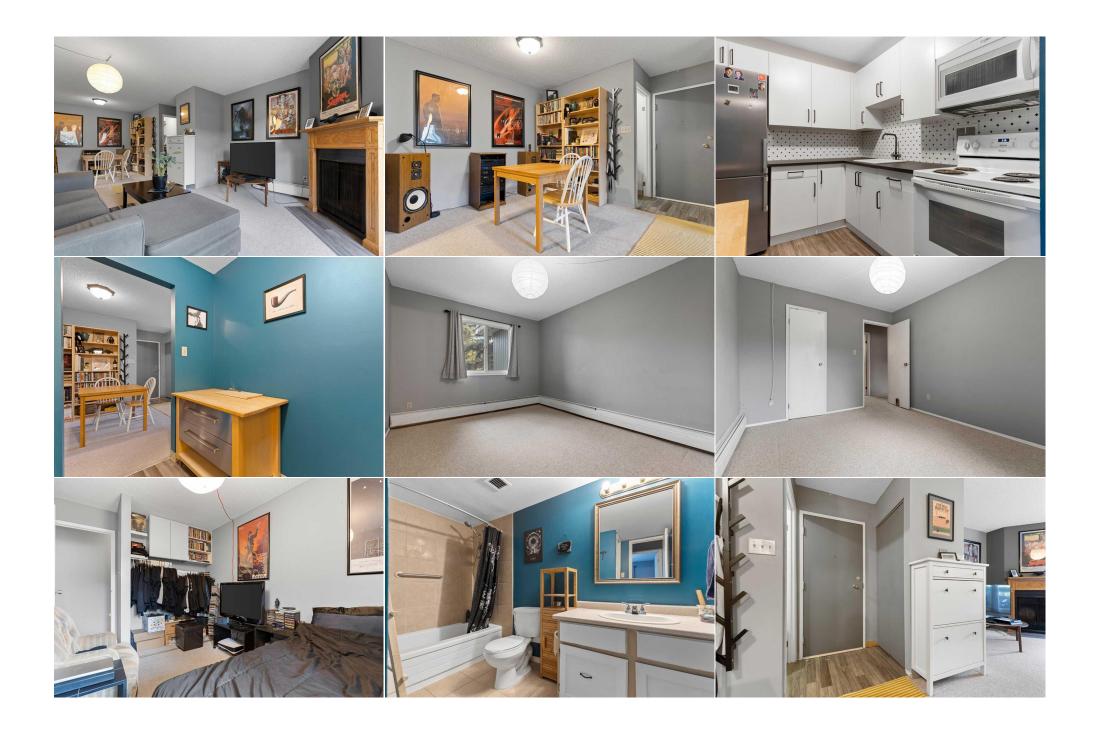
Portable butcher-block topped kitchen-island cart with drawers, Shoe rack cabinet in living room, Closet organizer.

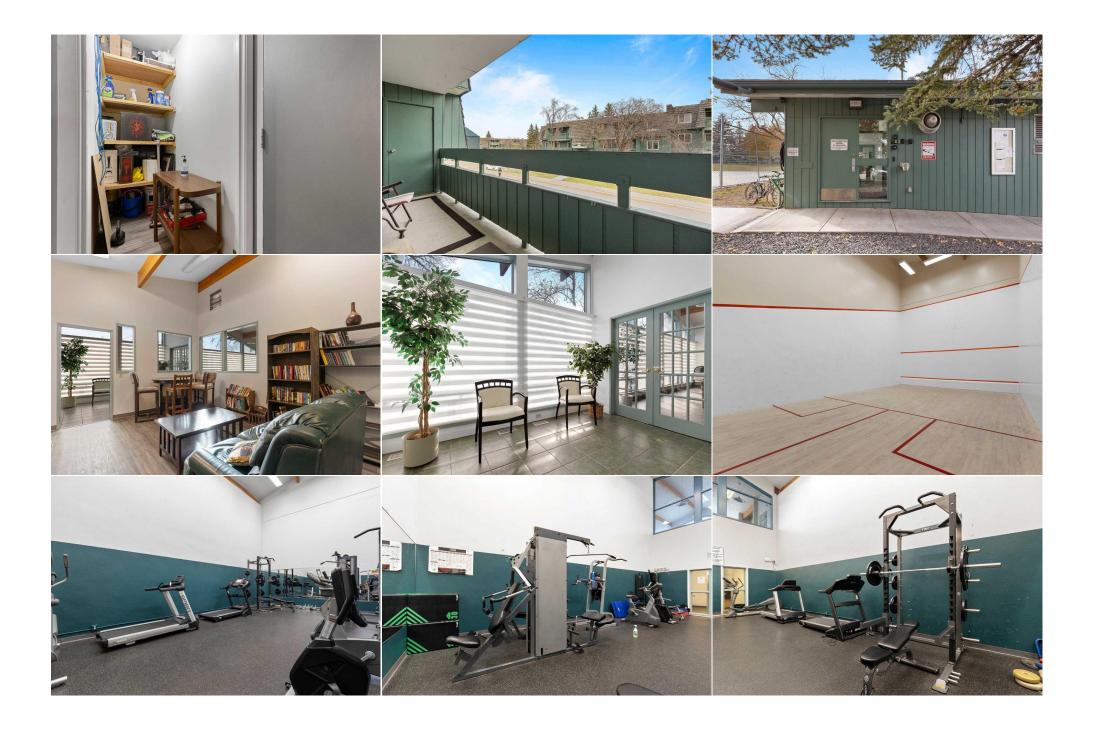
Property Listed By: Royal LePage Benchmark

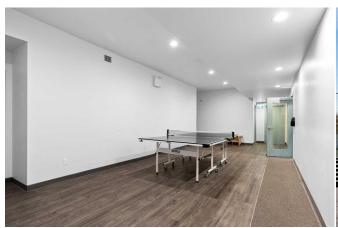
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













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